Township of Langley
Est. 1873

# REPORT TO
# MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | APRIL 26, 2021 - REGULAR MEETING | **REPORT:** | 21-43 |
| **FROM:** | COMMUNITY DEVELOPMENT DIVISION | **FILE:** | 08-14-0227 |
| **SUBJECT:** | REZONING APPLICATION NO. 100652 (ALVAIR DEVELOPMENT LTD. / 7146 – 206 STREET AND 7175 – 207 STREET) | | |

**PROPOSAL:**

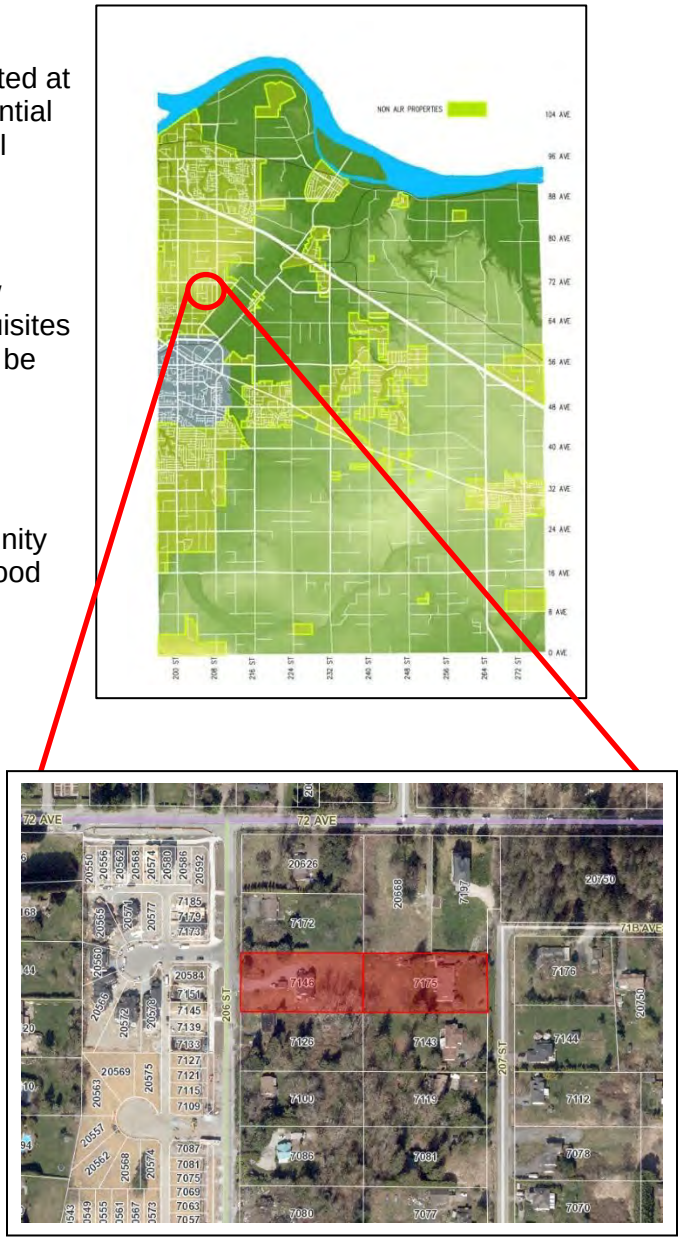
Application to rezone 0.79 ha (1.96 ac) of land located at 7146 – 206 Street and 7175 – 207 Street to Residential Compact Lot Zone R-CL(B) to facilitate a residential development consisting of 11 single family lots.

**RECOMMENDATION SUMMARY:**

That Council give first and second reading to Bylaw No. 5701 subject to seven (7) development prerequisites being completed prior to final reading and that staff be authorized to proceed with the written submission opportunity.

**RATIONALE:**

The proposal complies with the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan.



**RECOMMENDATIONS:**

**That** Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Alvair Development Ltd.) Bylaw 2021 No. 5701 rezoning 0.79 ha (1.96 ac) of land located at 7146 – 206 Street and 7175 – 207 Street, to Residential Compact Lot Zone R-CL(B) to facilitate a residential development consisting of 11 single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Registration of an exterior design control agreement ensuring that building design and site development standards are of high quality and compatible with other lots and development in accordance with the Northeast Gordon Estate Neighbourhood Plan;
6. Compliance with the Community Amenity Contributions Policy;
7. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; and further

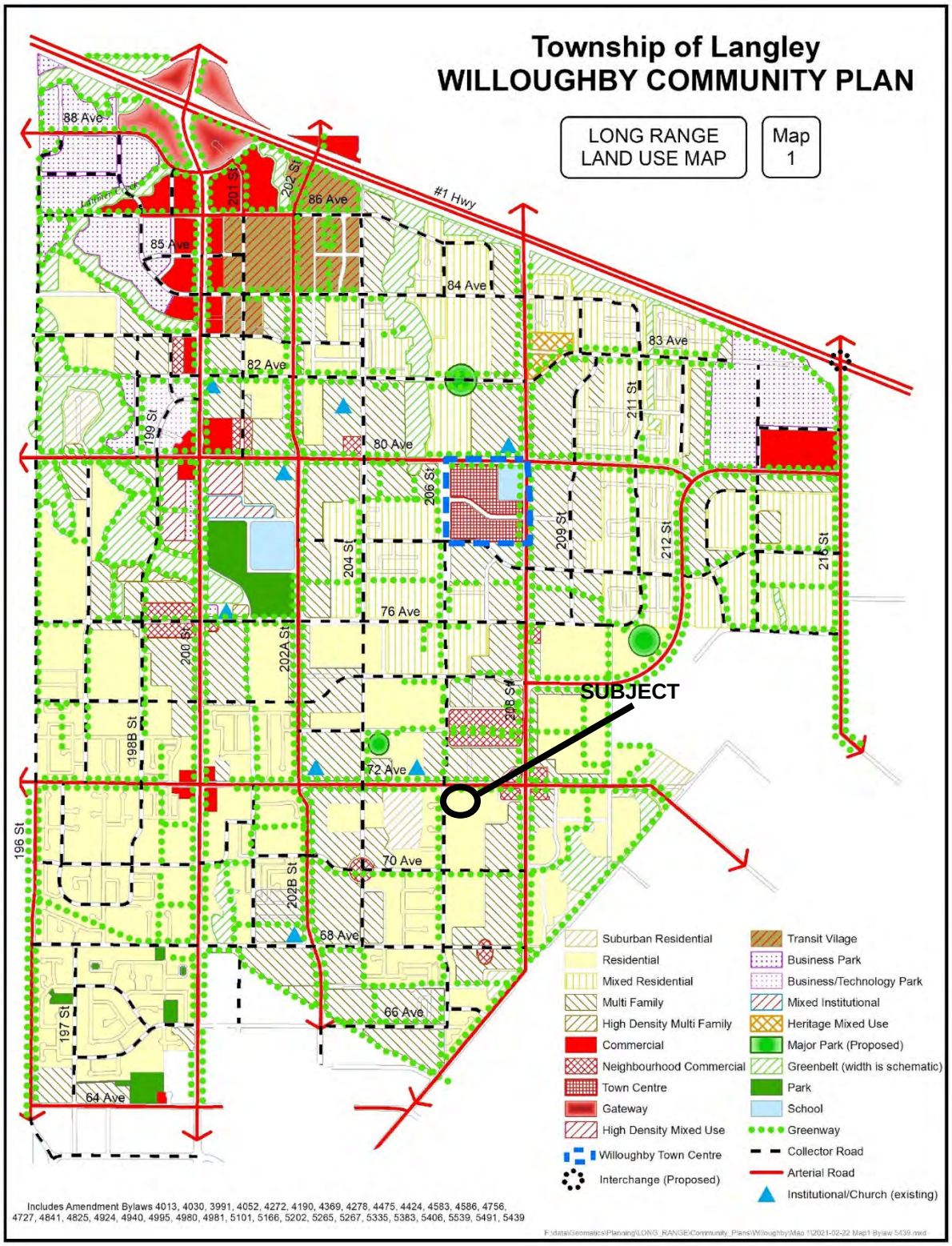
**That** Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5701.

**EXECUTIVE SUMMARY:**

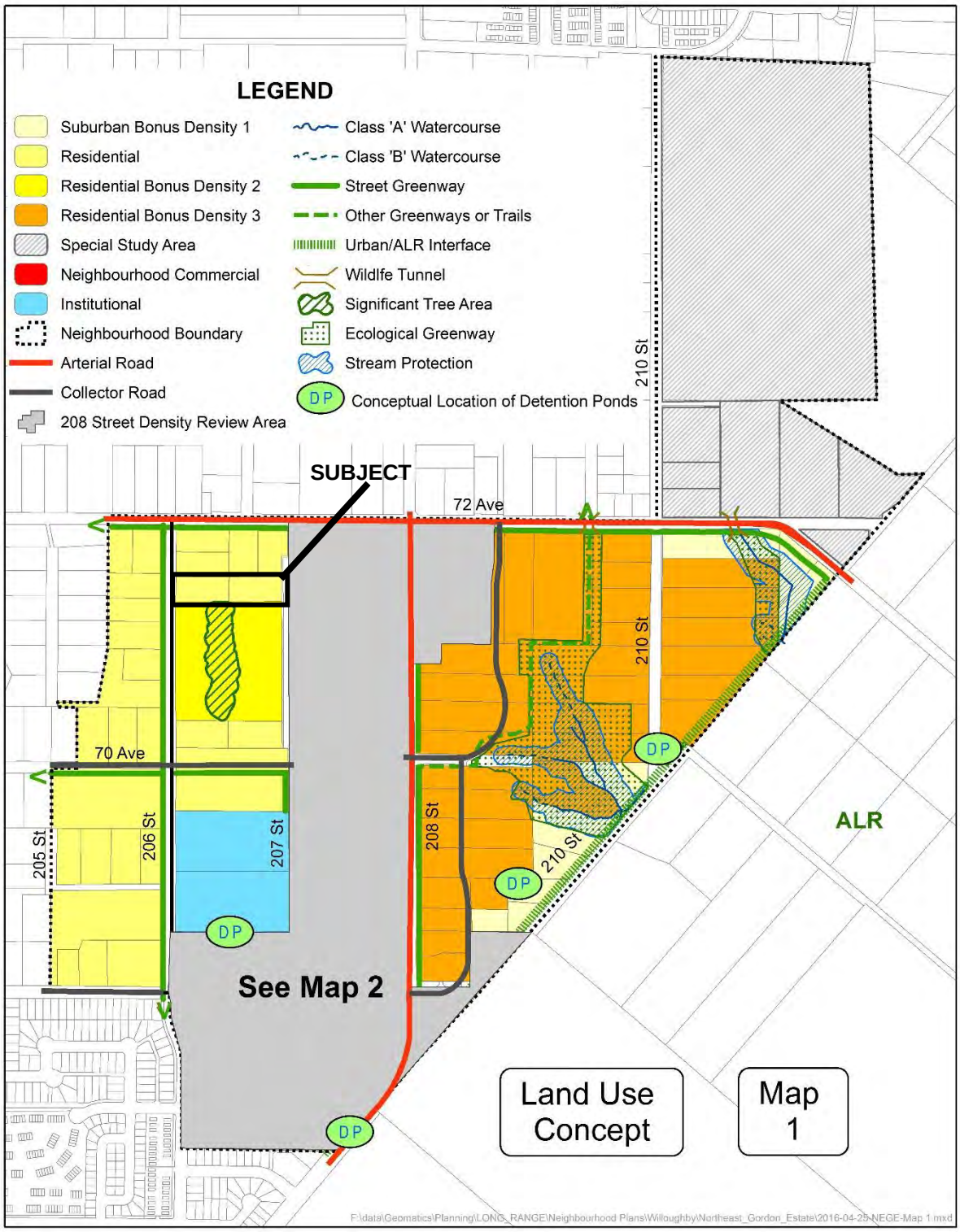
Alvair Development Ltd has applied to rezone 0.79 (1.96 ac) of land in the Northeast Gordon Estate neighbourhood to Residential Compact Lot Zone R-CL(B) to facilitate a residential development consisting of 11 single family lots. The development application complies with the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan. Final reading of Bylaw No. 5701 is contingent upon completion of the seven (7) development prerequisites outlined in this report.

**PURPOSE:**

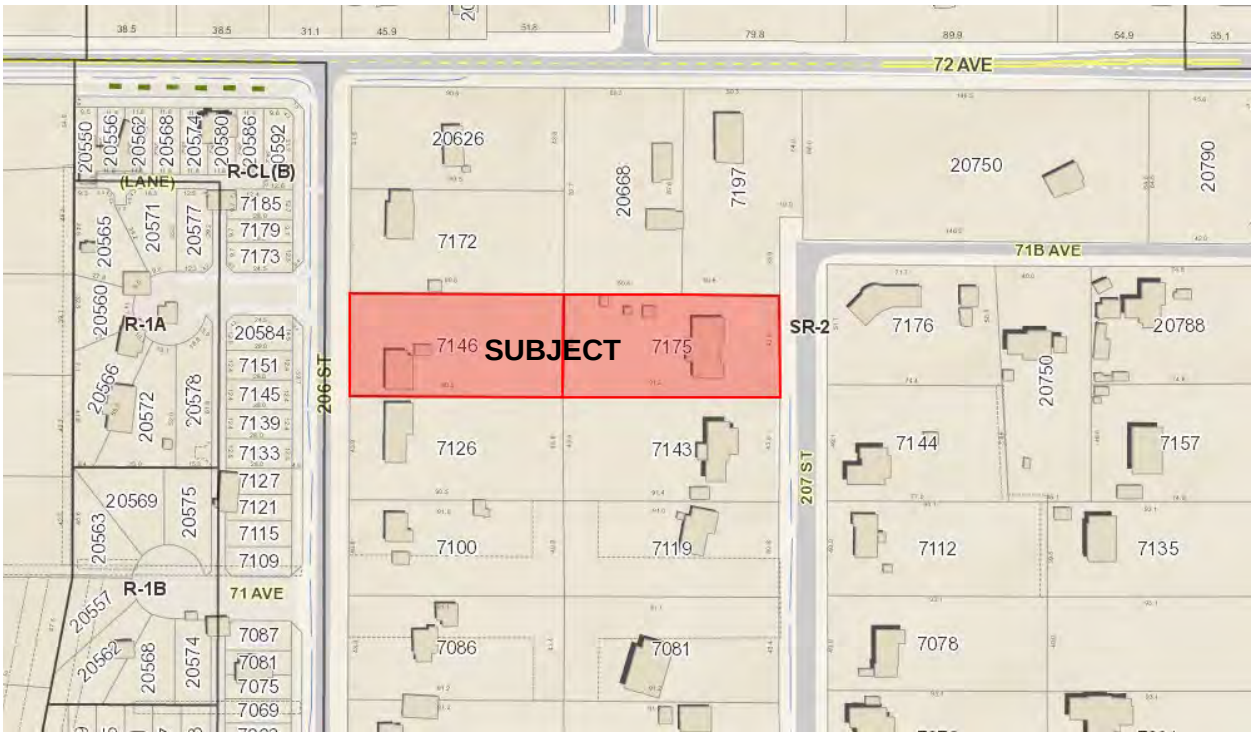
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5701 in the Northeast Gordon Estate neighbourhood of Willoughby.



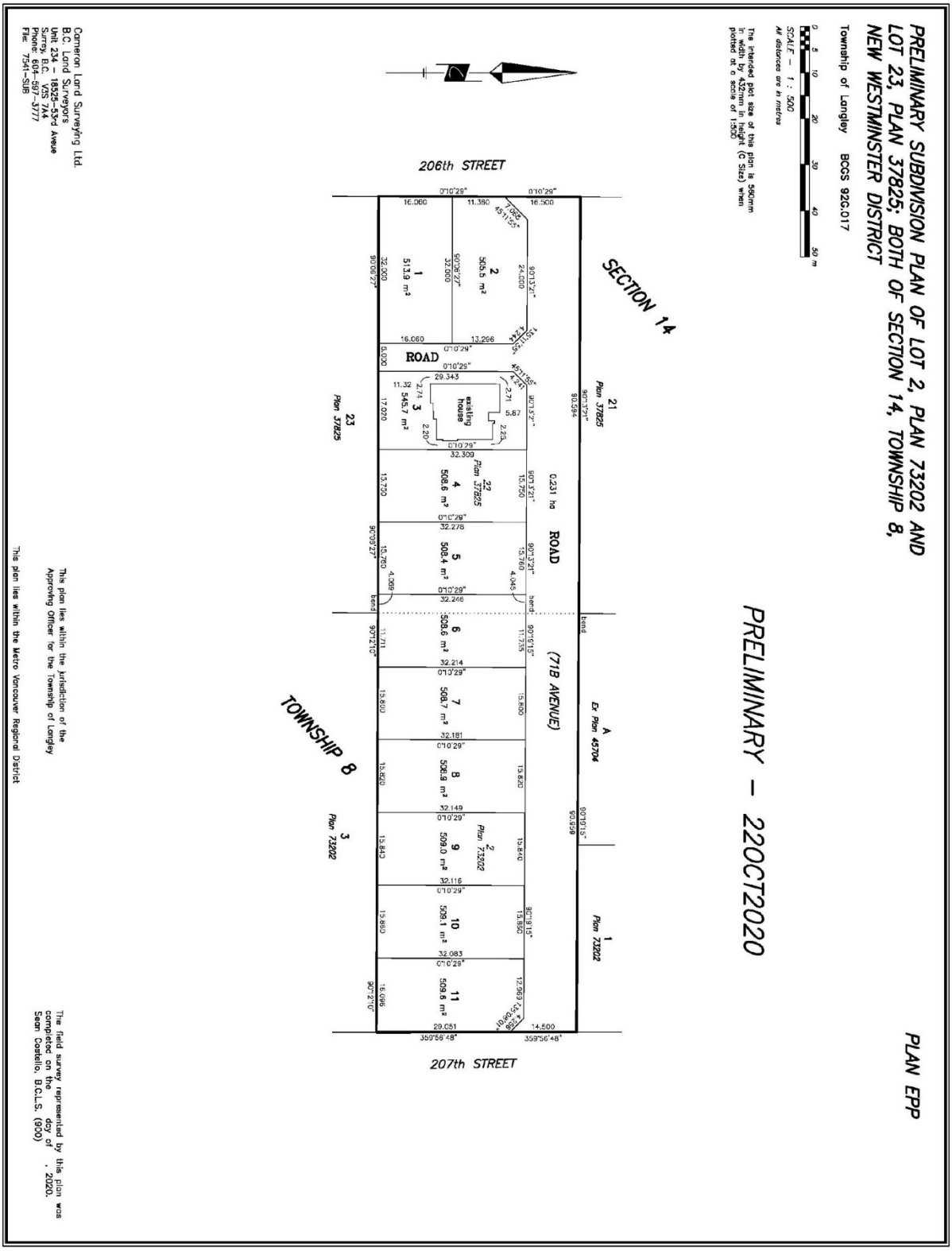

**WILLOUGHBY COMMUNITY PLAN**




**NORTHEAST GORDON ESTATE NEIGHBOURHOOD PLAN**




**ZONING BYLAW NO. 2500**




**Preliminary Subdivision Plan – SUBMITTED BY APPLICANT**

**REFERENCE:**

| | |
|---|---|
| **Owner:** | 1079166 BC Ltd.<br>618, 12830 – 96 Avenue<br>Surrey, BC V3V 0C2<br><br>1152542 BC Ltd.<br>14270 – 33 Avenue<br>Surrey, BC V4P 3L9 |
| **Applicant / Agent:** | Alvair Development Ltd.<br>14270 – 33 Avenue<br>Surrey, BC V4P 3L9 |
| **Legal Description:** | Lot 23 Section 14 Township 8 New Westminster District Plan 37825<br><br>Lot 2 Section 14 Township 8 New Westminster District Plan 73202 |
| **Location:** | 7146 - 206 Street<br>7175 - 207 Street |
| **Area:** | 0.79 ha (1.96 ac) |
| **Existing Zoning:** | Suburban Residential Zone SR-2 |
| **Proposed Zoning:** | Residential Compact Lot Zone R-CL(B) |
| **Willoughby Community Plan:** | Residential |
| **Northeast Gordon Estate Neighbourhood Plan:** | Residential (15 units per hectare / 6 units per acre) |

**BACKGROUND/HISTORY:**

The subject site is currently zoned Suburban Residential Zone SR-2 and is designated Residential (15 units per hectare / 6 units per acre) in the Northeast Gordon Estate Neighbourhood Plan. The applicant has indicated that an existing single family dwelling will remain on proposed lot 3.

Council previously considered a similar application and granted third reading to Rezoning Bylaw No. 5264 on May 8, 2017 proposing to rezone a portion of the subject site (7146 – 206 Street) to Residential Compact Lot Zone R-CL(B) to accommodate subdivision of five (5) residential lots. Rather than complete the prior application, the applicant has foregone the former development application in order to pursue the subject application that includes an additional property (7175 – 207 Street), which allows for a more efficient lot layout and an overall yield of 11 lots.

**DISCUSSION/ANALYSIS:**

Alvair Development Ltd. has applied to rezone 0.79 ha (1.96 ac) of land in the Northeast Gordon Estate neighbourhood to Residential Compact Lot Zone R-CL(B) to facilitate a residential development consisting of 11 single family lots.

**Adjacent Uses:**

| | |
|---|---|
| North: | Suburban residential lots zoned Suburban Residential Zone SR-2 and designated Residential in the Northeast Gordon Neighbourhood Plan; |
| South: | Suburban residential lots zoned Suburban Residential Zone SR-2 and designated Residential and Residential Bonus Density 2 in the Northeast Gordon Neighbourhood Plan; |
| East: | 207 Street, beyond which are suburban residential lots zoned Suburban Residential Zone SR-2 and designated Residential 1 in the Northeast Gordon Neighbourhood Plan; |
| West: | 206 Street, beyond which are residential lots zoned Residential Compact Lot Zone R-CL(B) and designated Residential in the Northeast Gordon Neighbourhood Plan (ToL Project: 08-14-0194). |

**Northeast Gordon Estate Neighbourhood Plan:**

The Northeast Gordon Estate Neighbourhood Plan designates the site Residential, which permits a maximum density of 15 units per hectare (6 units per acre). The proposal satisfies the density requirements of the Northeast Gordon Estate Neighbourhood Plan and results in an overall density of 13.9 units per hectare (5.6 units per acre).

**Zoning Amendment:**

Rezoning Bylaw No. 5701 proposes to rezone the subject lands from Suburban Residential Zone SR-2 to Residential Compact Lot Zone R-CL(B).

**Subdivision:**

The preliminary subdivision plan submitted in support of the rezoning application proposes 11 single family lots. Two (2) lots (with vehicle access from a rear lane) front onto 206 Street and nine (9) lots will face a new road (71A Avenue) that will connect 206 Street to 207 Street.

An exterior design control agreement is a prerequisite to final reading of Bylaw No. 5701. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

**Community Amenity Contributions:**

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and subsequently revised on April 15, 2019 and November 18, 2019) is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and has agreed to provide the current target contribution amounts specific to this development are $6,808 per new single family lot for a total of $74,888.

**Public Information Meeting:**

Policy 07-164 requires the subject application hold a Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic and consistent with the Public Heath Officer's orders, Council has temporarily suspended the requirement for a Public Information Meeting.

**Tree Protection/Replacement:**

The arborist report submitted by the applicant indicate 12 significant trees exist on the subject site with three (3) being proposed for retention.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 50 replacement trees are required, with 50 proposed. In addition, approximately 12 street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 65 trees will be in place. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

**Servicing:**

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement and utility upgrades and/or extensions to the acceptance of the Township. Road dedications, widening, and necessary traffic improvements (both on-site and off-site) will be required in accordance with the Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

**Environmental Considerations:**

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the Township of Langley Official Community Plan, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

**School Sites:**

School District 35 has provided comments (Attachment A) and anticipates that the overall development will generate approximately five (5) new students for Willoughby Elementary (located approximately 2 km north of the site), one (1) new student for Peter Ewart Middle School (located approximately 3 km north of the site) and three (3) new students for RE Mountain Secondary School (located approximately 1.8 km northwest of the site). A new elementary school (Donna Gabriel Robins Elementary School) is located 1.3 km northwest of the subject site, opening in September 2021.

**Parks:**

R.C. Garnett Park, which is equipped with playing fields and playground equipment, is located in the 7100 block of 202B Street (approximately 950 m to the west of the subject site). The Northeast Gordon Neighbourhood Plan identifies a future school and neighbourhood park site (which has been secured by the Township) located in the 6800 block of 206 Street, approximately 400 m to the south of the subject site.

A 0.8 ha (1.9 ac) passive park site is in the process of being secured through development of a site approximately 80 m (262 ft) south of the subject site through TOL Project: 08-14-0201.

**Transit:**

Transit is currently available on 208 Street (route 595), approximately 400 m (1,312 ft) east of the subject proposal and on 202B Street (route 372) approximately 695 m (2,280 ft) to the west of the subject site.

**Policy Considerations:**

The proposed development is located in an area designated for residential purposes in both the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan. The proposed development complies with the land use and density provisions of these plans, which allow residential uses at a density of 15 units per hectare / 6 units per acre, as well as with the Township's Zoning Bylaw and the Subdivision and Development Servicing Bylaw. Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5701 (subject to the seven (7) development prerequisites) and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Daniel Graham
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A School District Comments

**ATTACHMENT A**

15 December, 2020

Daniel Graham
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

**Re: Development Application Project 08-14-0227 1 Keam/1079166 BC Ltd**

CIVIC: 7146 206 Street and 7175 207 Street

LEGAL: Lot 2 Plan 73202 and Lot 23 Plan 37825; both of Section 14 Township 8 NWD

We have reviewed the above proposal.
We calculate the approximate number of students generated by this proposal will be as follows:

| Type of Housing | Number of Units | Elementary K-5 | Middle 6-8 | Secondary 9-12 |
|---|---|---|---|---|
| **Single Family Units** | **11** | **5** | **1** | **3** |

Given the current school catchments this development would impact Willoughby Elementary School, Peter Ewart Middle School and R.E. Mountain Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**
**AMENDMENT (ALVAIR DEVELOPMENT LTD.) BYLAW 2021 NO. 5701**

**EXPLANATORY NOTE**

Bylaw 2021 No. 5701 rezones properties located at 7146 - 206 Street and 7175 - 207 Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zone R-CL(B) to accommodate an eleven (11) lot residential subdivision.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (ALVAIR DEVELOPMENT LTD.) BYLAW 2021 NO. 5701**

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Alvair Development Ltd.) Bylaw 2021 No. 5701”.

2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

   Lot 23 Section 14 Township 8 New Westminster District Plan 37825

   Lot 2 Section 14 Township 8 New Westminster District Plan 73202

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Compact Lot Zone R-CL(B).

| | | |
|---|---|---|
| READ A FIRST TIME the | day of | , 2021 |
| READ A SECOND TIME the | day of | , 2021 |
| NOTICE WAS ADVERTISED the | day of | , 2021 |
| READ A THIRD TIME the | day of | , 2021 |
| ADOPTED the | day of | , 2021 |

_____ Mayor _____ Township Clerk

# SCHEDULE 'A'
# BYLAW NO. 5701

